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CITY AND COUNTY OF SAN FRANCISCO
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MODIFICATION TO THE PROJECT DESCRIPTION OF THE DRAFT ENVIRONMENTAL IMPACT REPORT

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* Page number corresponds to page number in Draft EIR.

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1. INTRODUCTION

This modification of the project description in the Draft Environmental Impact Report for the Trinity Plaza project (83.196#) has been prepared to clarify information about the description of the proposed project.

A Draft EIR on the project was published on November 7, 1986. The public comment period on the Draft EIR is from November 7, 1986 to December 22, 1986. Additional coments on the project description alone will be accepted until January 5, 1987.

These modifications are due to an error carried over from a previously proposed project which included a central tower of 240 feet in height containing 17 stories of office space instead of the proposed project, with 27 stories of residential space at 240 feet. The reason for the different number of stories is that residential buildings have less feet per story than do commercial buildings. These errors were contained in the text of the Summary and on Figure 6. The relevant portion of Chapter I. and all of Chapter II. of the DEIR are provided here for review, with the following new language underlined.

- On page 1, paragraph 3, sentence 1 of the Summary, the "17-story residential tower" is changed to "27-story residential tower."
- On page 18, paragraph 1, sentence 4 is changed from "Each residential tower would be 28 stories and 240 feet in height" to "The two residential towers fronting on Mission Street would be 28 stories and 240 feet in height, and the residential tower in the center of the project site would be 27 stories and 240 feet in height."
- On page 21, Figure 6 has been revised to show 27 stories within the 240-foot tall central tower.

The number of dwelling units, with related transportation, air quality and employment analyses, were correctly described. The EIR impact analyses of urban design, shadow and wind were based on a 240-foot high central tower with a height extension up to 264 feet.

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2. REVISED DEIR TEXT

The following sections of this chapter, I. Summary and II. Project Description, are revised sections of the DEIR.

I. SUMMARY

A. PROJECT DESCRIPTION

Trinity Properties, Inc. proposes to construct a mixed-use project containing a combination of apartments, office and retail space, and open space and parking on the corner extending from Market to Mission Streets at Eighth Street. The project architects are Backen Arrigoni & Ross, Inc.

The project site encompasses lots 39, 51, 52, and 53 of Assessor's Block 3702 in the block bounded by Market, Mission, Seventh and Eighth Streets. On the 176,162 square foot site currently is one 180,000 gross square foot (gsf) building containing 147,150 gsf of residential space, 22,400 gsf of either vacant or underutilized office space, 10,450 gsf of retail space, and 198,662 gsf of parking area. In the building there are 358 apartments and 330 parking spaces. To construct the project this building would be demolished.

The proposed project includes one ten story residential, office and retail building on Market Street, one 27-story residential tower surrounded by a circular plaza in the center of the project site, and two 28 story residential towers on Mission Street. There would be a 25 foot setback on Market Street at a height of 90 feet and no rear yard on Mission Street. The residential towers would contain a total of 1,999 dwelling units. Underneath the construction area there would be three levels of basement parking with 904 parking spaces for the exclusive use of project residents. The project site would also include 12 loading spaces.

The project would contain a total area of 2,245,670 gsf. The gross floor area applicable to the Floor Area Ratio (FAR) as established in the Downtown Plan Ordinance would be 1,450,735 gsf (1,999 units) of residential space, 49,600 gsf of office space, 122,500 gsf of retail and personal services space, 48,565 gsf of tenant storage space, and 56,805 gsf of

parking area. The combined overall FAR for the project would be about 9.8:1 which is in excess of the 6:0:1 allowed in the C-3-G District in the Downtown Plan Ordinance. Excluding residential uses, the project FAR would be about 1.6:1. The project would require Conditional Use authorization to include additional floor area for dwellings above the base FAR, for parking in excess of accessory parking requirements, for lack of a public toilet, for demolition of existing housing, for an exception to the bulk requirements of Section 272 of the City Planning Code, for an exception of the rear yard setback requirement in Section 134d of the City Planning Code, an exception to the upper tower volume reduction guidelines in Section 272 of the City Planning Code, for an exception to the private open space guidelines of Section 135 of the City Planning Code, for an exception to the wind requirements of Section 148 of the City Planning Code, and for an exception to Proposition K shadow guidelines in Section 295 of the City Planning Code (page 26).

Project construction would proceed in two phases. During Phase One, part of the existing building would be demolished including 72 residential units, 283 parking spaces and 450 gsf of retail space. During this phase, estimated to be 30 months, the residential towers on Mission Street would be constructed. Construction would continue for another 30 months during Phase Two when the residential, commercial and office building facing Market Street would be completed (page 26).

II. PROJECT DESCRIPTION

A. OBJECTIVES OF PROJECT SPONSOR

The proposed project would be a mixed-use development comprised of apartments, office and retail space, open space and parking. The project sponsor, Trinity Properties, Inc., San Francisco, proposes to replace the existing Trinity Apartments with a greater number of apartments with onsite proximity to office and retail space. The sponsor's primary objective is to help to fulfill San Francisco's need for centrally located high-quality apartments which are affordable to middle-income persons. The sponsor intends to create a planned development where residents could walk to work (possibly within the project) and where a distinctive, contemporary community may be built. The sponsor also intends to receive a reasonable return on his investment. Architects for the project are Backen, Arrigoni & Ross, Inc. of San Francisco.

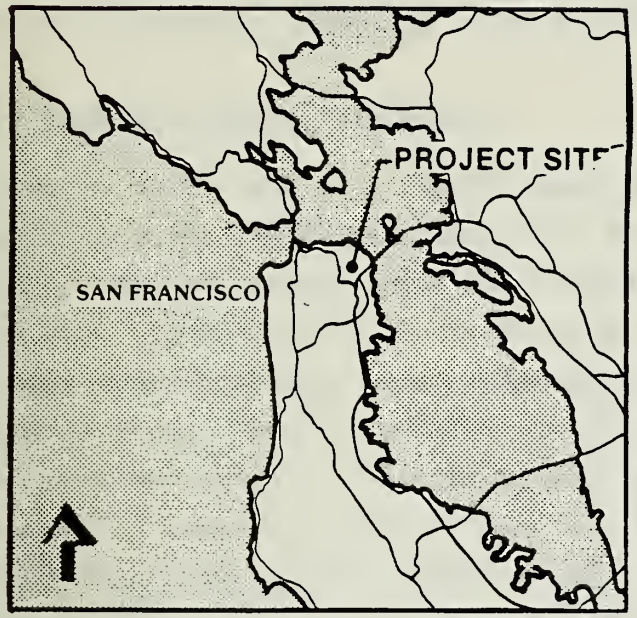
B. LOCATION

The project site is located at 1169 Market Street, on the southeast corner of Market and Eighth Streets in Assessor's Block 3702, lots 39, 51, 52, 53. The site extends from Market to Mission Street along Eighth Street . The project site is located in the Civic Center area, one to two blocks away from Civic Center buildings. United Nations Plaza is located across Market Street north of the project site. Figure 1, page 12, shows the local and regional location of the project site.

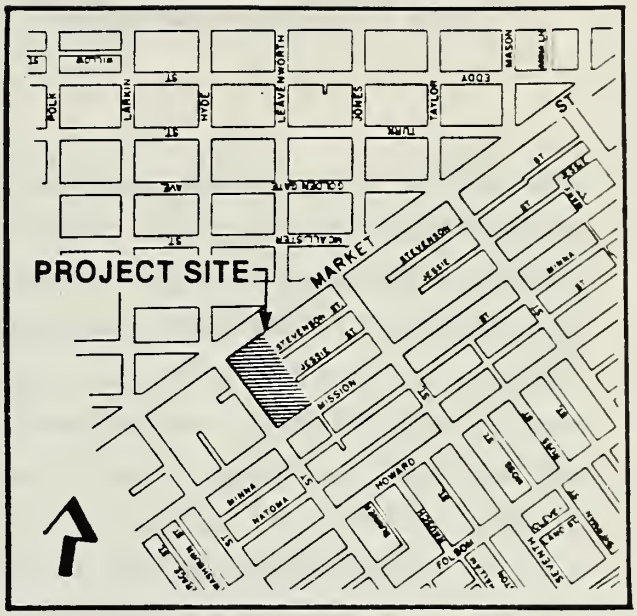
The 176,162 square foot site is in the C-3-G (Downtown General Commercial) District, which permits a maximum floor area ratio (FAR) of 6.0:1, excluding residential and ground-floor retail uses. The site is in three height and bulk districts. Fronting on Market Street, the designation is 120-X; from the 75-foot depth to Stevenson Street the designation is 150-S; and from Stevenson Street to Mission Street the designation is 240-S.

SITE LOCATION

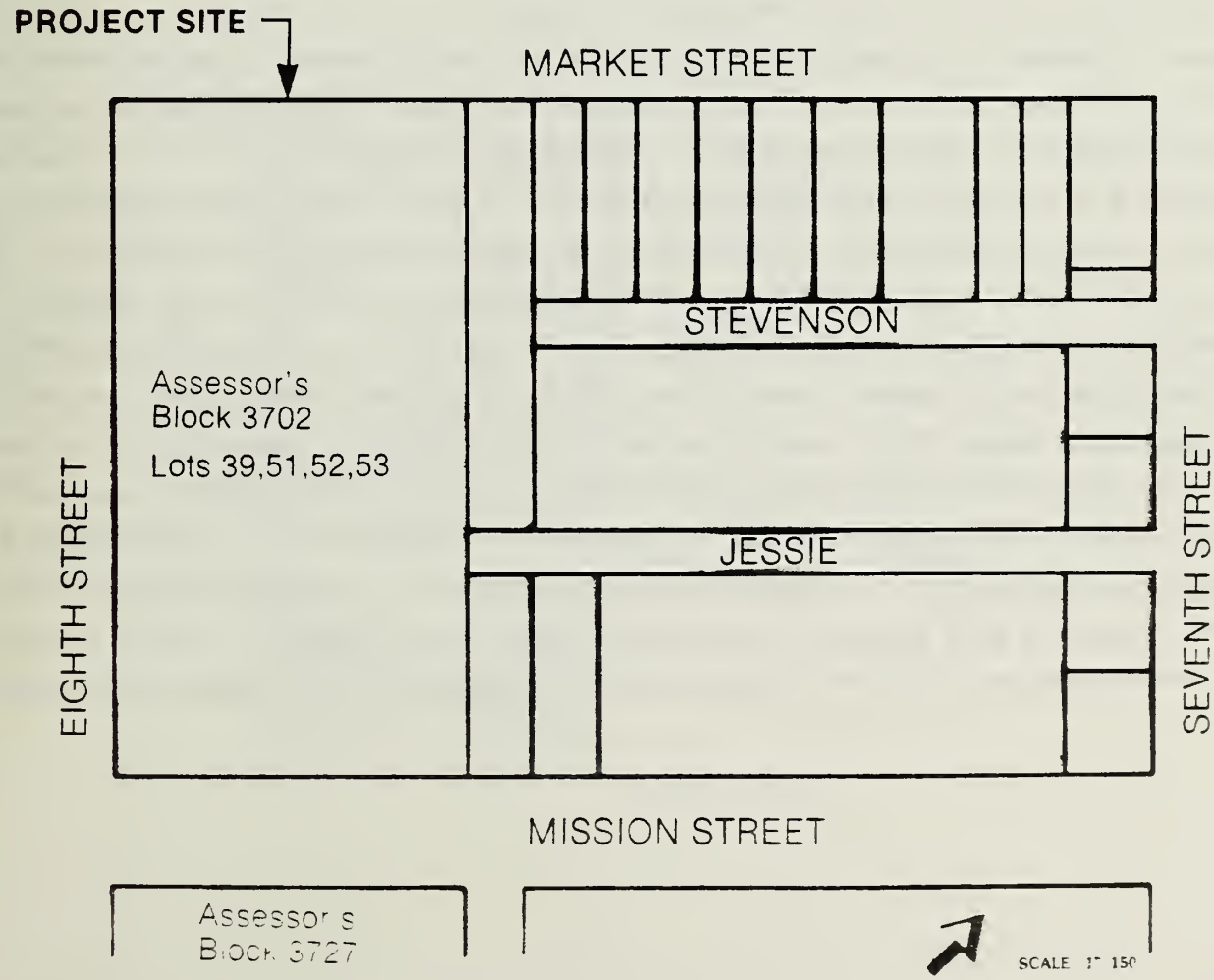
FIGURE 1



SCALE: 1" 12 MILES



SCALE 1" 1,200'



The site falls within the requirements of sunlight access to public sidewalks due to its location on Market between Tenth and Second Street. For buildings on the south side of Market the maximum street wall height is 119 feet, and the sun access angle is 50°.

C. PROJECT CHARACTERISTICS

Currently on the site is a 180,000 square foot apartment building that contains 358 apartment units, 22,400 gross square feet (gsf) of either vacant or underutilized office space, 10,450 gsf of retail space, and 330 parking spaces used by residents and workers in the area. The 22,400 gsf of either vacant or underutilized office space is assumed to be vacant for environmental review purposes, although a portion of this space is currently used for offices. For a conservative case, impacts resulting from existing offices uses are not contained within the baseline analysis, so that future impacts resulting from the analysis are shown to be greater than they would otherwise be. The building varies in height from three to seven stories. Seventy-three of the 330 parking spaces are on a basement level under the existing building. The existing building and parking lot would be demolished as part of the proposed project.

The project would be a mixed-use residential, commercial, retail, and office development and would be built in phases (Figure 2, page 14). In the first phase, two residential towers fronting on Mission Street would be constructed and in the second phase the third residential tower and the Market Street building would be constructed. Upon completion, the proposed project would consist of four buildings containing a total area of 2,245,670 gsf. For purposes of calculation of Floor Area Ratio (FAR) the project would have a total of 1,728,205 gsf of floor area, including 1,450,735 gsf (1,999 units) of residential space, 49,600 gsf of office space, 122,500 gsf of retail space, 56,805 gsf of parking area in excess of required and accessory parking, and 48,565 gsf of tenant storage. The project would result in a net increase of 1,303,585 gsf of residential space (1,641 units), 49,600 gsf of office space, 122,050 gsf of retail space, and 206,077 gsf (574 spaces) of parking space on the project site. Not including residential space, the proposed project would have a Floor Area Ratio (FAR) of about 1.6:1. Including residential space the proposed project would include a total of 1,728,205 gsf of floor area and would have an FAR of about 9.8:1. Tables 1 and 2, pages 15 and 16 show project characteristics and floor area calculations.

SITE PLAN

FIGURE 2

SOURCE: BACKEN, ARRIGONI & ROSS, MAY 1985

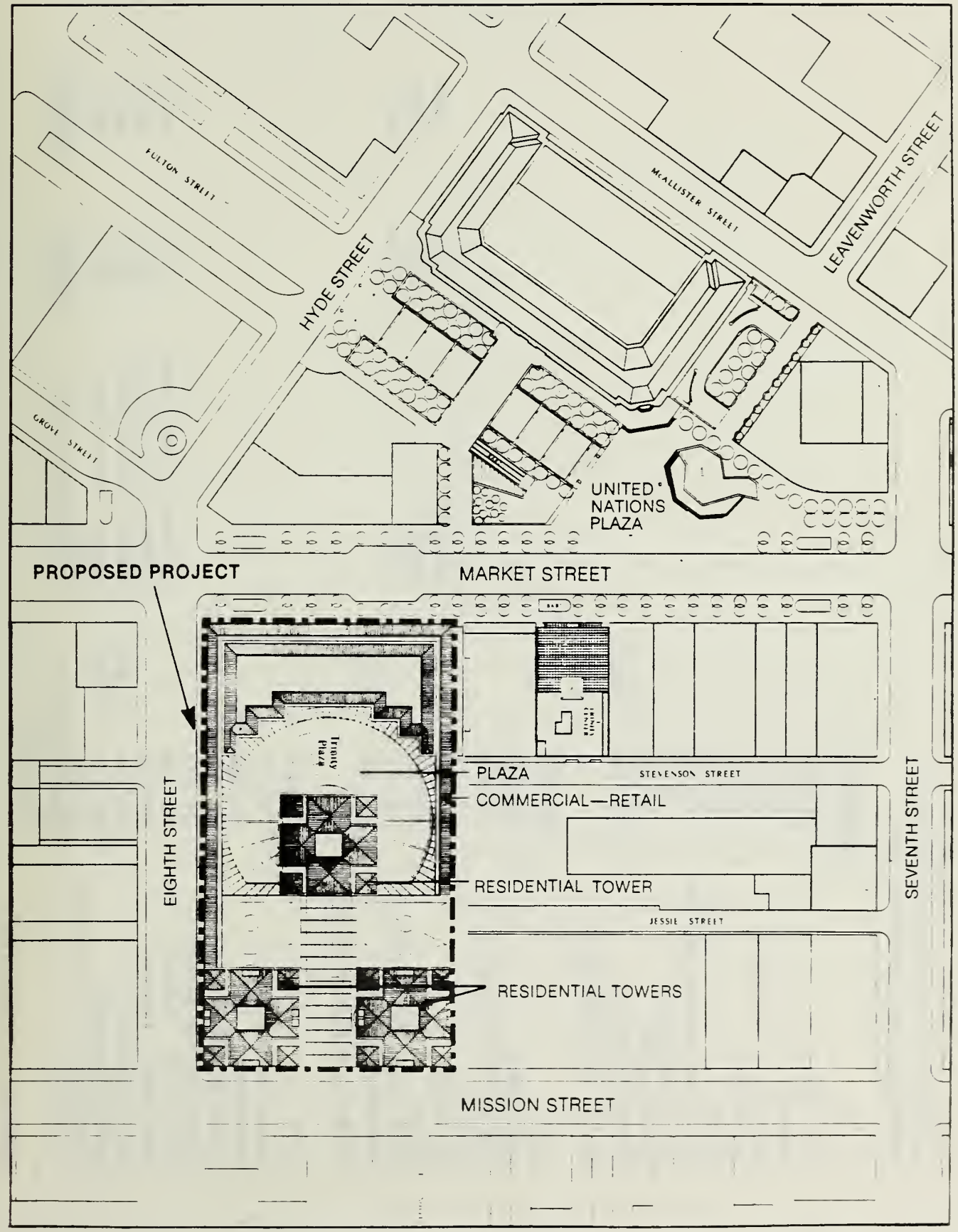


TABLE 1

PROJECT CHARACTERISTICS

RESIDENTIAL TOWERS

Use	Gross Area (Square Feet)	
Retail and Personal Services	30,000	
Residential (Units)	1,052,395	(1,570)
Parking (Spaces)	333,450	(904)
Open Space - Private	36,115	
Open Space - Common	57,750	
Circulation and Service	14,515	
Tenant Storage	48,565	
Mechanical	31,800	
Tenant Recreation	8,500	
Total	1,613,090	

Height and Bulk	Proposed	Permitted
Height	240.0	240.0
Length - Lower Tower	124.5	160.0
Length - Upper Tower	124.5	130.0
Diagonal - Lower Tower	174.0	190.0
Diagonal - Upper Tower	150.5	160.0

MARKET STREET BUILDING

Residential (Units)	398,340	(429)
Retail and Personal Services	102,500	
Office	49,600	
Mechanical	10,600	
Parking	0	
Circulation and Service	43,540	
Open Space	28,000	
Total	632,580	

Height	90/150	90/150
Plan	N/A	None
Diagonal	N/A	None

TOTAL FOR PROJECT

Residential (Units)	1,450,735	(1,999)
Tenant Storage	48,565	
Tenant Recreation	8,500	
Retail and Personal Services	132,500	
Office	49,600	
Mechanical	42,400	
Circulation and Service	58,055	
Parking	333,450	
Open Space	121,865	
TOTAL	2,245,670	

Project FAR with residential 9.81:1
Project FAR without residential 1.58:1

TABLE 2

BUILDING AREA CALCULATIONS

Project Site Area -- 176,162 sq.ft.

	Total Gross Floor Area	Area Applicable to Floor:Area Ratio (FAR)
Residential	1,450,735	1,450,735
Tenant Storage	48,565	48,565
Tenant Recreation	8,500	0
Mechanical	42,400	0
Office	49,600	49,600
Retail and Personal Services	132,500	122,500
Parking	333,450	56,805
Circulation and Service	58,055	0
Open Space	121,865	0
Total	2,245,670	1,728,205

Project FAR with residential about 9.8:1

Project FAR without residential about 1.6:1

MISSION STREET ELEVATION

FIGURE 3

SOURCE: BACKEN, ARRIGONI & ROSS, MAY, 1985

Two residential towers would front on Mission Street, and would contain 1,150 studio rental units (716,160 gsf; see Figure 3, page 18). A third tower would be located in the center of the project site, and would contain 420 one-bedroom rental units (336,235 gsf; see Figure 6, page 21). The Market Street midrise building would include 429 rental units of various sizes (398,340 gsf; Figure 4, page 19). The two residential towers fronting on Mission Street would be 28 stories and 240 feet in height, and the residential tower in the center of the project site would be 27 stories and 240 feet in height. There would be a total of 1,189 studio, 500 one-bedroom, and 310 two-bedroom apartment units, comprising 60%, 25% and 15%, respectively, of the total of 1,999 units. The towers would also include 30,000 gsf of retail space.

The project would also include 49,600 gsf of office space and 102,500 gsf of retail space in a 10-story building on Market Street (Figure 4, 5, and 6, pages 19-21). The Market Street building would have a height of 90 feet on the Market Street frontage, would step back 25 feet at that height and then rise to 150 feet (10 stories). Figure 7, page 22, shows an isometric view of the entire project.

Retail and personal services space would be contained in the ground floors of all of the commercial and residential buildings in the project.

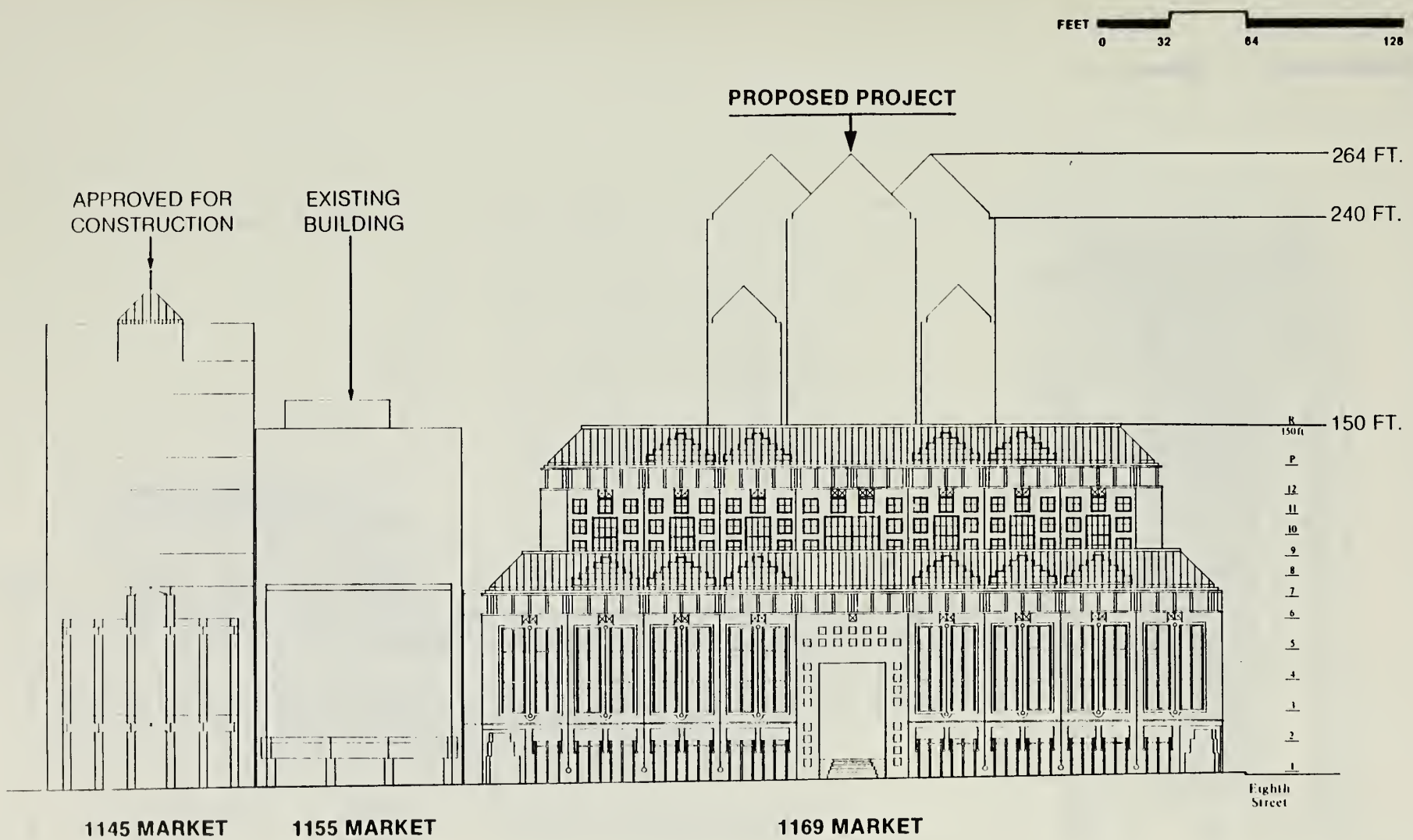
There would be basement-level parking for 904 cars and 12 off-street service-vehicle loading spaces. Parking would be used solely by project residents. See Figure 8, page 23, for parking level plan. Cars would enter and exit the parking areas on Eighth Street; cars would also exit onto Mission Street. Six loading docks for the commercial building would be accessed via either Stevenson or Jessie Street from Seventh Street (see Figure 7, page 22). Two loading docks for the commercial space would be accessed directly from Eighth Street. The two residential towers on Mission Street would contain four loading docks, which would be accessible either from Eighth Street or from the auto court (via Jessie Street).

The project would contain a variety of public open and recreational areas, including a large circular plaza surrounding the center residential tower. A central entrance and diagonal walkways would connect the street area to the open air plaza. Below the plaza

MARKET STREET ELEVATION

FIGURE 4

SOURCE: BACKEN, ARRIGONI & ROSS, MAY, 1985



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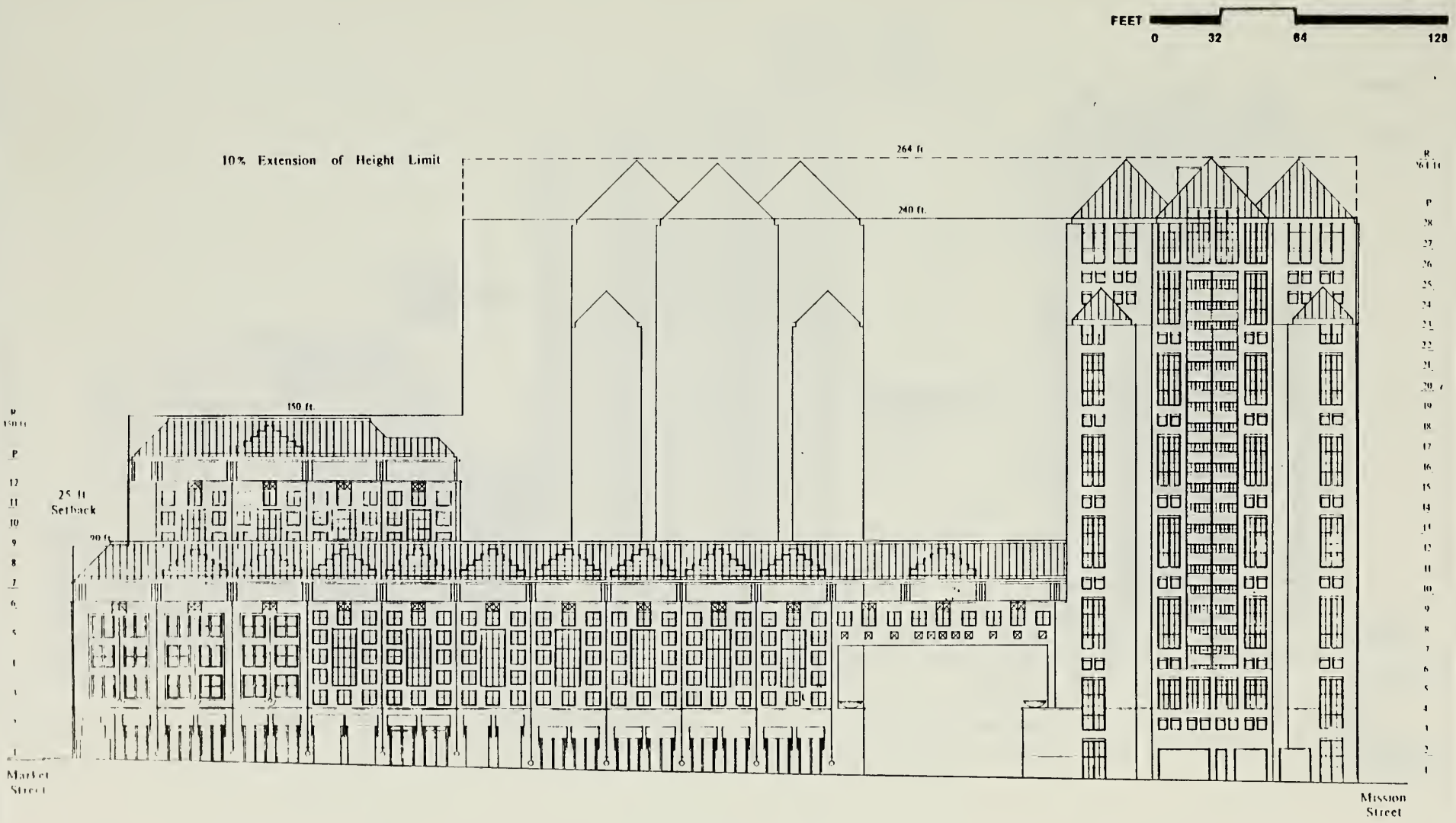
EIGHTH STREET ELEVATION

FIGURE 5

SOURCE: BACKEN, ARRIGONI & ROSS, MAY, 1985



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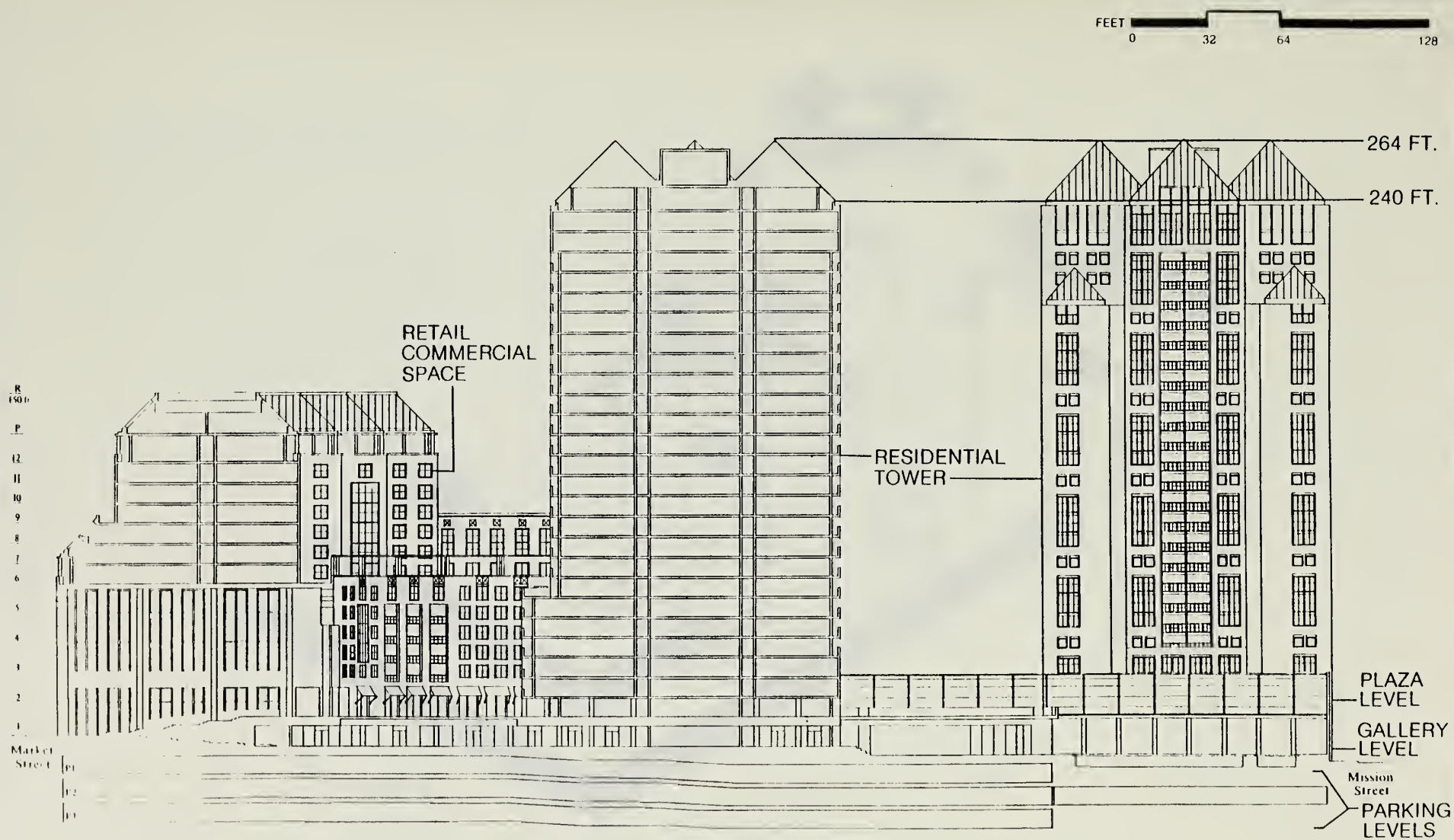
INTERIOR ELEVATION OF PROJECT FROM MARKET ST. TO MISSION ST.

FIGURE 6

SOURCE: BACKEN, ARRIGONI & ROSS, MAY, 1985



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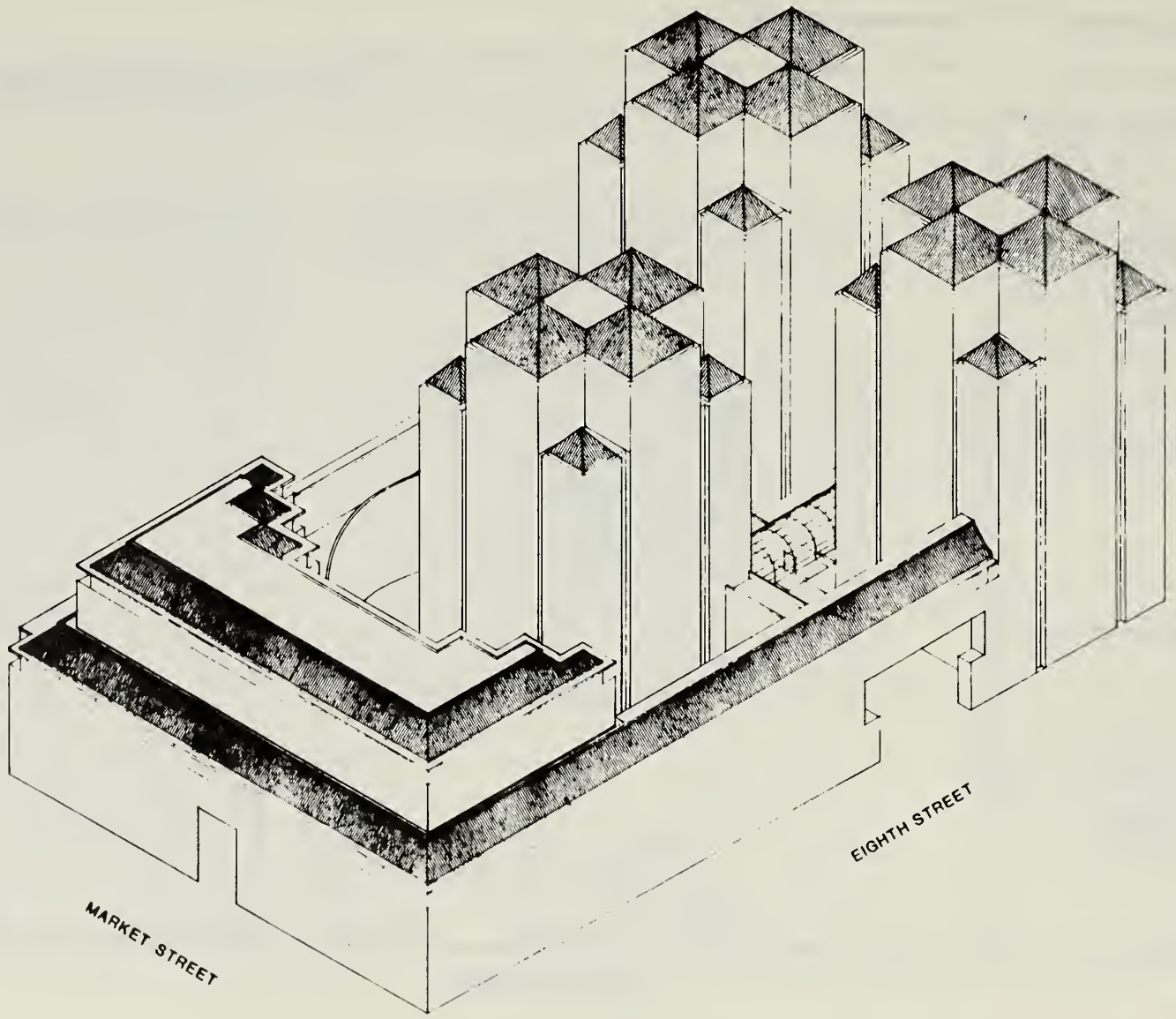
ISOMETRIC DRAWING OF MODEL

FIGURE 7

SOURCE BACKEN ARRIGONI AND ROSS

FEET 0 50 100 200

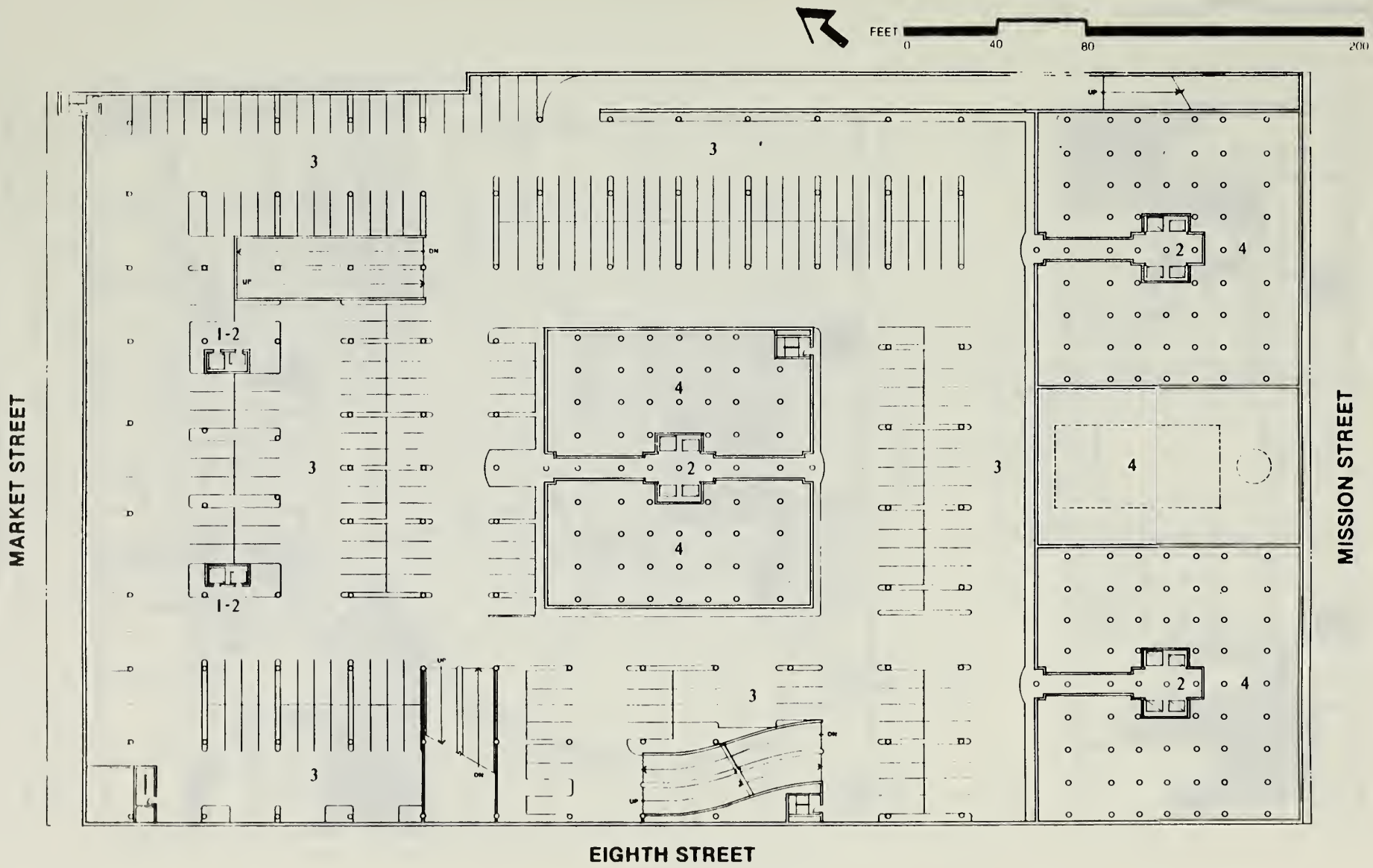


BASEMENT PARKING LEVEL

FIGURE 8

SOURCE: BACKEN, ARRIGONI AND ROSS, MAY 1986

1 Office Lobby
2 Apartment Lobby
3 Auto Parking
4 Mechanical



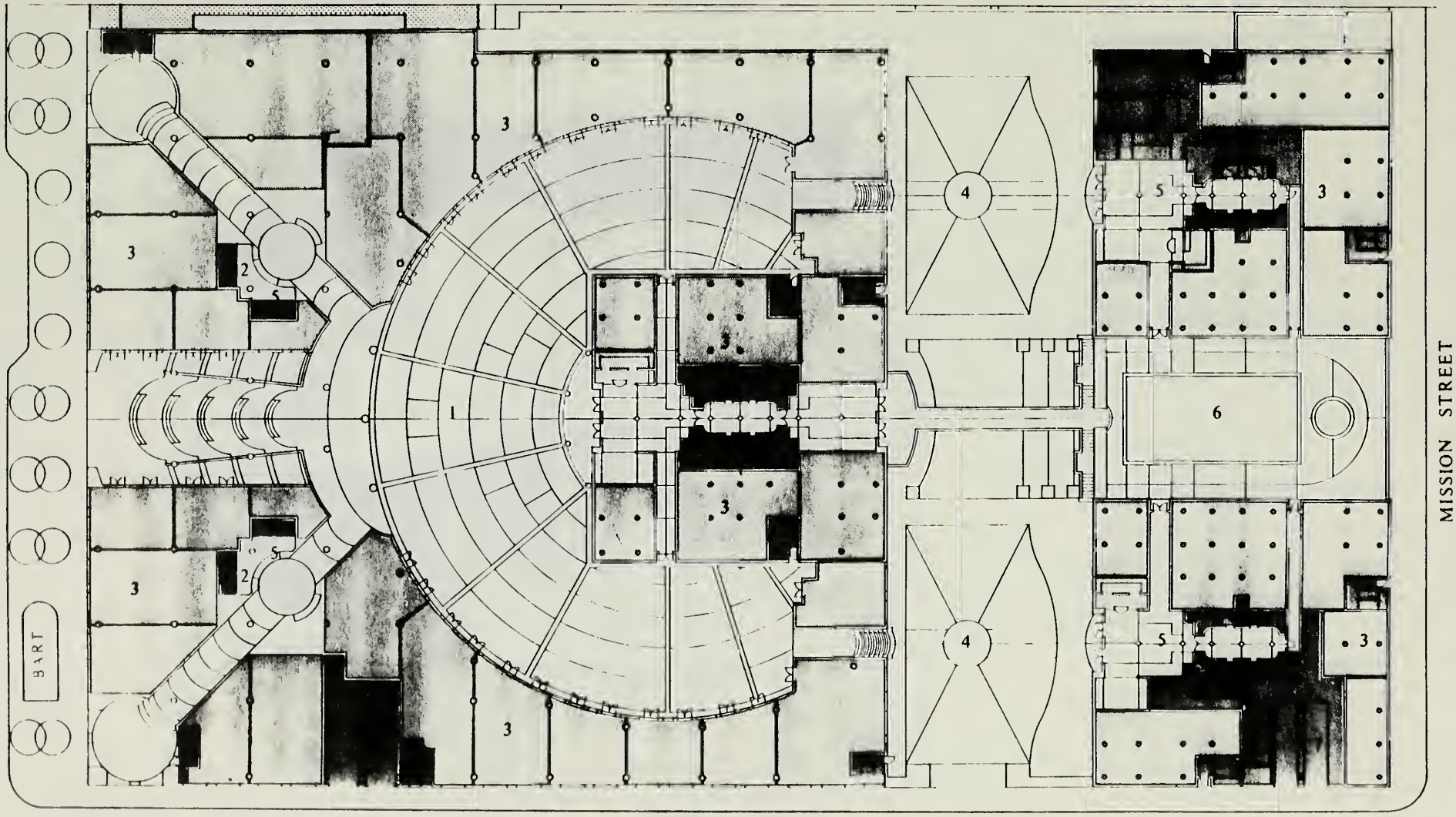
PLAZA LEVEL PLAN

FIGURE 9

1 Plaza
2 Office Lobby
3 Retail-Commercial
4 Auto Court
5 Apartment Lobby
6 Pool
7 Service Area

SOURCE BACKEN ARRIGONI AND ROSS MAY 1986

FEET 0 25 50 100



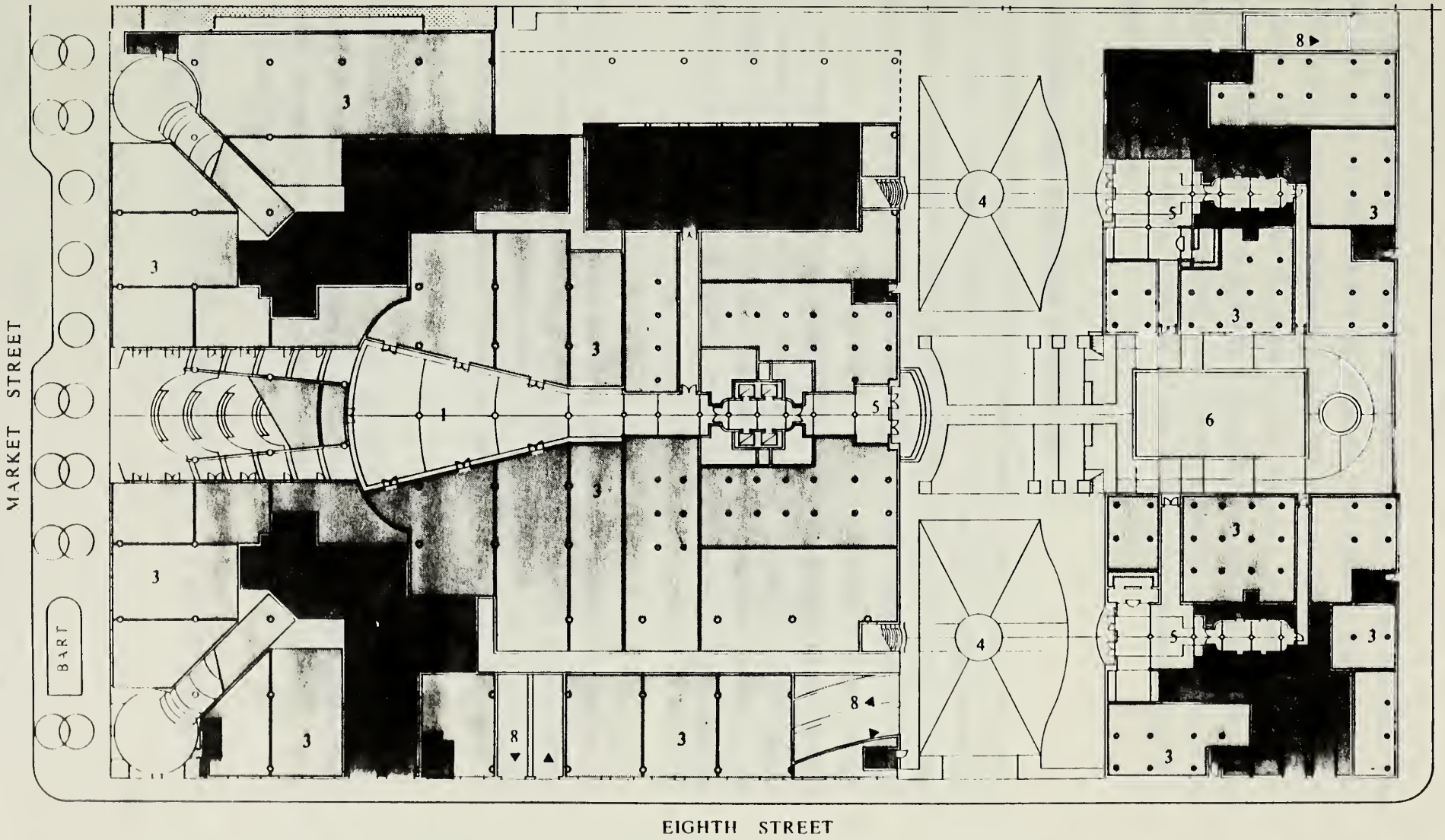
GALLERY LEVEL PLAN

FIGURE 10

1 Shopping Gallery
2 Office Lobby
3 Retail-Commercial
4 Auto Court
5 Apartment Lobby
6 Pool
7 Service Area
8 Auto Parking Ramp

SOURCE BACKEN ARRIGONI AND ROSS, MAY 1986

FEET 0 25 50 100



there would be a shopping gallery with retail-commercial spaces and an ice rink. The project would contain a total of about 28,000 gsf of public open space at the ground-level plaza, about 57,750 gsf of common residential open space, and 36,115 gsf of private residential open space. Figures 9 and 10, pages 25 and 26, show the plaza and gallery level plans. Approximately 2,500 gsf of publicly accessible open space may be identified by the project sponsor as required open space used to meet a condition of approval of the 1145 Market Street project (81.549E), a project of the sponsor that received final City approvals on September 10, 1986.

D. PROJECT SCHEDULE AND REQUIRED APPROVALS

The project would proceed in two phases. The first phase would consist of the construction of the residential towers on Mission Street. Part of the existing building would be demolished, including 72 residential units, 10,450 gsf of retail space and 50 parking spaces. During this phase, 286 residential units, 10,000 gsf of retail space and 50 parking spaces would be preserved on the site. Construction of the second phase would require the demolition of the remainder of the existing building and would begin approximately three years after the start of construction of the first phase. During the second phase, two additional buildings would be constructed as well as 904 parking spaces. Construction time for each phase is estimated to be 30 months. The total cost for the project would be $150,000,000.00.

Following a public hearing on this EIR before the City Planning Commission, responses to all written and oral comments will be prepared. This EIR will be revised as appropriate and presented to the City Planning Commission for certification as to accuracy, objectivity and completeness. No permits may be issued before the Final EIR is certified.

The proposed project would be subject to the policy of the City Planning Commission to review downtown projects under the Commission's powers of Discretionary Review. As part of the approval process, the project sponsor would apply for Conditional Use authorization for the following:

- Parking area in excess of the accessory parking requirements of Section 204.5(c) of the City Planning Code.

- Residential floor area above the base FAR (this area would amount to approximately 671,233 gsf (925 units).
- Demolition of an existing residential building.

Further, the project sponsor would also request exceptions to sections of the City Planning Code for each of the following items:

- rear yard reduction requirements pursuant to Section 134(d);
- upper tower extension requirements of Sections 263 and 270;
- wind requirements of Section 148;
- open space requirements of Section 138;
- sunlight access requirements of Section 147; and
- Proposition K shadow guidelines of Section 295.

If the project were to be approved by the City Planning Commission, the project sponsor would obtain demolition, building and related permits from the Central Permit Bureau of the Department of Public Works.

The project would be subject to Ordinance 253-86 requiring that soil testing be conducted in accordance with specified procedures.

3. AUTHORS AND CONSULTANTS

The authors and consultants for this revised project description are the same as those who prepared the Draft EIR. The names, titles, and affiliations of these individuals appear on pages 204-205 of the Draft EIR.

4. DISTRIBUTION LIST

The distribution list for this revised project description is the same as the one used for distribution of the Draft EIR. The list appears at pages 206-214 of the Draft EIR.